

SNAPSHOT of HOME Program Performance--As of 06/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Worcester**

State: **MA**

PJ's Total HOME Allocation Received: **\$30,412,075**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
			PJs in State:	19			
Program Progress:							
% of Funds Committed	93.26 %	94.88 %	14	93.55 %	46	42	
% of Funds Disbursed	92.40 %	89.43 %	5	86.03 %	82	80	
Leveraging Ratio for Rental Activities	4.42	8.07	1	4.83	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	79.02 %	91.84 %	16	81.34 %	26	23	
% of Completed CHDO Disbursements to All CHDO Reservations***	53.92 %	73.59 %	17	70.65 %	20	20	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	71.07 %	82.13 %	19	81.57 %	15	18	
% of 0-30% AMI Renters to All Renters***	29.19 %	51.00 %	19	45.66 %	18	21	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.49 %	97.43 %	9	96.25 %	52	53	
Overall Ranking:			In State:	18 / 19	Nationally:	26 / 31	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$28,350	\$27,569		\$27,146	394 Units	37.80 %	
Homebuyer Unit	\$13,527	\$16,168		\$15,140	574 Units	55.10 %	
Homeowner-Rehab Unit	\$16,122	\$15,459		\$20,860	73 Units	7.00 %	
TBRA Unit	\$0	\$4,091		\$3,210	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Worcester MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$127,188	\$83,435	\$42,317
State:*	\$150,004	\$103,987	\$23,649
National:**	\$97,127	\$76,352	\$23,684

CHDO Operating Expenses:
(% of allocation)

PJ:	0.0 %
National Avg:	1.2 %

R.S. Means Cost Index: 1.14

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	43.9	35.7	54.8	0.0	Single/Non-Elderly:	42.6	25.1	23.3	0.0
Black/African American:	16.3	17.4	5.5	0.0	Elderly:	21.4	4.7	27.4	0.0
Asian:	0.8	3.1	1.4	0.0	Related/Single Parent:	15.8	24.4	15.1	0.0
American Indian/Alaska Native:	2.3	0.7	0.0	0.0	Related/Two Parent:	15.6	43.0	32.9	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	3.6	2.8	1.4	0.0
American Indian/Alaska Native and White:	0.3	0.2	0.0	0.0					
Asian and White:	0.3	0.3	0.0	0.0					
Black/African American and White:	0.0	0.2	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.2	0.0	0.0					
Other Multi Racial:	1.5	1.6	2.7	0.0					
Asian/Pacific Islander:	0.5	1.6	2.7	0.0					
ETHNICITY:									
Hispanic	34.2	39.0	32.9	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	45.2	16.6	20.5	0.0	Section 8:	24.7	4.0 [#]		
2 Persons:	17.1	14.8	20.5	0.0	HOME TBRA:	0.5			
3 Persons:	15.3	20.9	16.4	0.0	Other:	23.2			
4 Persons:	12.0	24.6	21.9	0.0	No Assistance:	51.5			
5 Persons:	7.9	17.9	13.7	0.0					
6 Persons:	2.3	3.8	2.7	0.0					
7 Persons:	0.3	1.4	2.7	0.0					
8 or more Persons:	0.0	0.0	1.4	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			167	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Worcester State: MA Group Rank: 26
 (Percentile)
 State Rank: 18 / 19 PJs Overall Rank: 31
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 74.60%	79.02	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 52.28%	53.92	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	71.07	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.32%	99.49	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.030	1.23	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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